

142.0

0005

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

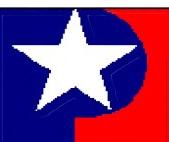
735,300 / 735,300

USE VALUE:

735,300 / 735,300

ASSESSED:

735,300 / 735,300



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
128		HIGHLAND AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	SHIELDS TED MICHAEL &
Owner 2:	CONRON MAURA LESLIE
Owner 3:	

Street 1: 126 HIGHLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: CABRAL NATALIE M -

Owner 2: -

Street 1: 128 HIGHLAND AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 5,361 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1919, having primarily Wood Shingle Exterior and 1534 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5361		Sq. Ft.	Site		0	80.	1.08	9									464,666						464,700	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		5361.000	270,600		464,700	735,300			91965
							GIS Ref		
							GIS Ref		
							Insp Date		
							12/09/17		

PREVIOUS ASSESSMENT									Parcel ID	142.0-0005-0009.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	270,700	0	5,361.	464,700	735,400	735,400	Year End Roll	12/18/2019
2019	101	FV	221,500	0	5,361.	435,600	657,100	657,100	Year End Roll	1/3/2019
2018	101	FV	221,500	0	5,361.	360,100	581,600	581,600	Year End Roll	12/20/2017
2017	101	FV	221,500	0	5,361.	331,100	552,600	552,600	Year End Roll	1/3/2017
2016	101	FV	221,500	0	5,361.	302,000	523,500	523,500	Year End	1/4/2016
2015	101	FV	209,300	0	5,361.	296,200	505,500	505,500	Year End Roll	12/11/2014
2014	101	FV	209,300	0	5,361.	275,300	484,600	484,600	Year End Roll	12/16/2013
2013	101	FV	209,300	0	5,361.	262,000	471,300	471,300		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
CABRAL NATALIE	62141-156		6/28/2013		529,000
	11866-68		7/9/1970		25,000
					No No N

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
3/21/1996	76	Manual	6,000	C				ROOF/GUTTERS/WINDO	12/9/2017	Inspected	PH	Patrick H												
									11/29/2017	MEAS&NOTICE	HS	Hanne S												
									11/11/2008	Meas/Inspect	355	PATRIOT												
									12/15/1999	Inspected	264	PATRIOT												
									11/23/1999	Mailer Sent														
									11/16/1999	Measured	256	PATRIOT												
									1/1/1982		CS													

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 15 - Old Style				Full Bath: 2	Rating: Average			641-3755 OF = BMT SINK.											
Sty Ht: 2 - 2 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:	%			OthrFix: 1	Rating: Fair														
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1									
Color: YELLOW				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl:	Rating:			Other											
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper											
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2											
Year Blt: 1919	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdict:	Fact: .			Floor:				Totals	RMS: 6	BRs: 3	Baths: 2	HB							
Const Mod:				% Own:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL							
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:	1	6	3	M							
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		Additions:											
Prim Int Wall: 2 - Plaster				Functional:		%		Kitchen:											
Sec Int Wall:	%			Economic:		%		Baths:											
Partition: T - Typical				Special:		%		Plumbing:											
Prim Floors: 4 - Carpet				Override:		%		Electric:											
Sec Floors: 6 - Ceramic Tile	20%			Total:	26.4	%		Heating:											
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				General:											
Subfloor:				Basic \$ / SQ: 130.00				Totals	1	6	3								
Bsmnt Gar:				Size Adj.: 1.35000002															
Electric: 3 - Typical				Const Adj.: 0.98402035															
Insulation: 2 - Typical				Adj \$ / SQ: 172.696															
Int vs Ext: S				Other Features: 76800															
Heat Fuel: 2 - Gas				Grade Factor: 1.00															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO				Adj Total: 367625															
% Com Wall				Depreciation: 97053															
				Depreciated Total: 270572															
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val													
Make:																			
				Juris. Factor:		Before Depr:	172.70												
				Special Features: 0		Val/Su Net:	106.70												
				Final Total: 270600		Val/Su SzAd:	195.24												
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 142.0-0005-0009.0								<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	16X8	G	GD	2000		0.00	T	11.4	101							
More: N				Total Yard Items:				Total Special Features:				Total:				<b>AssessPro Patriot Properties, Inc</b>			